

PLANNING COMMISSION BOARD OF ADJUSTMENT MEETING AGENDA WEDNESDAY, JULY 2, 2014

Jennifer Wittmann, Chairman Joshua Oehler, Vice Chairman David Blaser Carl Bloomfield David Cavenee **Brigette Peterson Kristopher Sippel**

Gilbert Municipal Center Council Chambers 50 E. Civic Center Drive Gilbert, Arizona

Study Session: 5:00 p.m. Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	Administer Oath of Office - Alternate Planning Commission Member	
	2. UP14-04 - Conditional Use Permit for Senna at SanTan Village, approximately 16 acres of real property located west of the southwest corner of Santan Village Parkway and Ray Road to allow a multi-family residential use in the Regional Commercial (RC) zoning district. Amy Temes (480) 503-6729	
	3. UP14-05 - Conditional Use Permit for Extra Space Storage, approximately 2.2 acres of real property located west of the southwest corner of Baseline Road and Horne Street to allow an indoor storage use in the Light Industrial (LI) zoning district. Nichole McCarty (480) 503-6747	
	4. Z14-15 - Citizen Review and initiation of amendment to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 1: General Provisions, Division 2: Land Use Designations, Division 3: Overlay Zoning Districts, Division 4: General Regulations, Division 5: Administration, Division 6: Use Definitions; and Chapter III: Subdivision Regulations to amend the Land Use Regulation tables in all zoning districts, amend development regulations and site regulations in all zoning districts, amend sign regulations and subdivision regulations. The effect of the amendments will be to modify the land use table reflecting where Use Permits and Limitations are required and adding new Use Definitions to reflect uses currently not identified, such amendments will codify the product of a comprehensive review undertaken to clarify terms and add cross references where needed. In addition, amendments will resolve discrepancies, reflect current development standards and amend the glossary. Catherine Lorbeer (480) 503-6016	

TIME		AGENDA ITEM	COMMISSION ACTIO
		ADJOURN STUDY SESSION	
6:00 P.M.		CALL TO ORDER REGULAR MEETING	
		ROLL CALL	
	5.	APPROVAL OF AGENDA	
	6.	COMMUNICATIONS FROM CITIZENS At this time, members of the public may comment on matters not on the agenda. The Commission's	
		response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
		RECESS PLANNING COMMISSION	
		CONVENE BOARD OF ADJUSTMENT	
	7.	AP14-01 - Appeal to the Town of Gilbert Board of Adjustment from the Town of Gilbert Zoning Administrator's zoning interpretation regarding the location and use of a stable on property located at 2604 E. Washington Avenue, Gilbert, Arizona. The property is zoned Single-Family-43 (SF-43) zoning district. The Board of Adjustment may uphold, modify, or overrule the decision of the Zoning Administrator. Catherine Lorbeer (480) 503-6016	Hearing; discussion; possible action by MOTIO
	8.	Minutes - Consider approval of the Board of Adjustment minutes of the June 4, 2014 meeting	Discussion; possible acti
		ADJOURN BOARD OF ADJUSTMENT AND RECONVENE PLANNING COMMISSION	
		PUBLIC HEARING (CONSENT)	
		Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
	9.	None	Hearing; discussion; possible action by MOTIO

TIME	AGENDA ITEM	COMMISSION ACTION	
	PUBLIC HEARING (NON-CONSENT)		
	Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.		
	214-13 - Request to rezone approximately 45.85 acres of real property generally located south of the southeast corner of Val Vista Drive and Riggs Road, from approximately 45.85 acres of Single Family-35 (SF-35) zoning district with a Planned Area Development overlay zoning district to Single Family-10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district to modify minimum lot area and lot dimensions and internal street cross-section. The effect of the rezoning will be to allow a residential development with approximately 90 home lots. Nathan Williams (480) 503-6805	Hearing; discussion; possible action by MOTIO	
	11. S14-06 - The Reserves at Val Vista - Preliminary Plat and Open Space Plan, for 90 home lots (Lots 1-90) on approximately 45 acres of real property located south of the southeast corner of Val Vista Drive and Riggs Road in the Single Family Residential-10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district. Nathan Williams (480) 503-6805	Hearing; discussion; possible action by MOTIOI	
	12. UP13-07 - Request to revoke UP13-07, a Conditional Use Permit for East Valley Patient Wellness Center permitting a Medical Marijuana Dispensary in the Light Industrial (LI) zoning district, on approximately 0.8 acres of real property located at 988 S. 182nd Place, due to failure to comply with conditions of the use permit related to public health, safety, and welfare. Catherine Lorbeer (480) 503-6016 The Planning Commission may recess the regular meeting and hold an executive session pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with the Town Attorney regarding regulations related to medical marijuana dispensaries and revocations.	Hearing; discussion; possible action by MOTIO	
	ADMINISTRATIVE ITEMS		
	13. Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of June 4, 2014.	Discussion; possible action by MOTION	

TIME		AGENDA ITEM	COMMISSION ACTION	
	14.	Open Meeting Law Training - Michael Hamblin, Attorney	Discussion Only	
		COMMUNICATIONS		
	15.	Report from Chairman and Members of the Commission on current events.		
	16.	Report from Council Liaison		
	17.	Report from Planning Services Manager on current events.		
		ADJOURN	MOTION to Adjourn	

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, August 6, 2014, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.